



The Honorable Burrell Ellis  
Chief Executive Officer

**DeKalb County Planning / Development  
Department  
Zoning Board of Appeals**



**Manuel J. Maloof Administration Center Auditorium  
1300 Commerce Drive Decatur, GA 30030**

**BOA Meeting Date: Wednesday, October 13, 2010 at 1:00 P.M.**

**AGENDA**

**CALL MEETING TO ORDER**

**NOTE:** Applicant or appointed representative should be present. If unable to attend, please contact the Planning Department at (404) 371-2155

**CALL MEETING TO ORDER**

**DETERMINATION OF A QUORUM  
PREAMBLE AS TO PURPOSE AND PROCEDURES OF THE BOARD OF APPEALS  
INTRODUCTION OF MEMBERS, STAFF AND COUNTY REPRESENTATIVES**

**MEMBERS:**

**BONNIE JACKSON (CHAIRPERSON)**

**LIZ BEYER**

**DARRYL K. JENNINGS, SR**

**DERRICK HOLLAND**

**JEREMY CLARK**

**COLLETTE MCDONALD**

**PATRICK DESAMOURS**

(A-Absent; EXA-Excused Absence; U-Unexcused Absence; P-Present; R-Resigned; TE-Term Expired)

**QUORUM DETERMINATION:**      yes      no  
**COUNTY REPRESENTATIVE:**      yes      no

## **DEFERRED FROM SEPTEMBER 8, 2010 PUBLIC HEARING**

**D-1 Application No: A-10-16622 Parcel ID: 18-108-07-002**

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### **Commission District: 2 Super District: 6**

**Applicant:** Wendy Jacobson, M.D.  
1215 Clifton Road  
Atlanta, GEORGIA 30307

**Owner:** Wendy Jacobson, Md

**Project Name:** 1489 Lavista Road

**Zoning:** O-I (Office Institutional District);

**Location** The property is located at the southeast corner of Lavista Drive and Shepherd's Lane

**Request:** **Variance requests from the DeKalb County Zoning Ordinance to:**  
**(1) Reduce the street side yard setback from Shepherd's Lane from fifty (50) feet to thirty (30) feet (Section 27-491.c.1.c);**  
**(2) Reduce the front yard setback from fifty (50) feet to forty (40) feet from Lavista Road (Section 27-491.c.1.a); and**  
**(3) Reduce the interior side yard setback from twenty (20) feet to ten (10) feet (Section 27-491.c.2), to build new office buildings, relating to the O-I zoning district (pursuant to CZ-81110).**

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## **NEW HEARING ITEMS**

**N-1 Application No: A-10-16651 Parcel ID: 15-137-09-037**

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### **Commission District: 3 Super District: 6**

**Applicant:** Lannie Greene  
2470 Windy Hill Road Suite 346  
Marietta, GEORGIA 30067

**Owner:** Three J Holdings Llc

**Project Name:** 2321 Candler Road

**Zoning:** O-I (Office Institutional District);

**Location** The property is located on the west side of Candler Road, about 442.3 feet north of Ousley Court.

**Request:** **Variances from the DeKalb County Zoning Ordinance to:**  
**(1) Reduce the distance of a Telecommunications Tower from residentially zoned property from 200 feet to 70 feet from the west property line and to 85 feet from the south property line (Section 27-779.c.1.a&b); and**  
**(2) Waive the ten foot-wide landscape buffer and approve an alternative landscape plan (Section 27-779.c.7) to permit construction of a Telecommunications Tower, relating to the O-I zoning district.**

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## **NEW HEARING ITEMS**

**N-2 Application No: A-10-16652 Parcel ID: 18-210-01-001**

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### **Commission District: 1 Super District: 7**

**Applicant:** Marina Dossantos  
2523 Fair Oaks Road  
Decatur, GEORGIA 30033

**Owner:** Nature Cleaning Services Inc

**Project Name:** 4327 Lavista Road

**Zoning:** O-I (Office Institutional District);

**Location** The property is located on the south side of Lavista Road, about 105 feet west of Lavista Circle.

**Request:** **Variance requests from the DeKalb County Zoning Ordinance to:**  
**(1) Allow handicapped parking in the front yard (Section 27-730.2.9.b.2.a); and**  
**(2) Reduce the transitional buffer from thirty (30) feet to zero (0) feet along a**  
**portion of the east property line (Section 27-730.2.15.a), relating to the**  
**Northlake Zoning Overlay District.**

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## **NEW HEARING ITEMS**

**N-3 Application No: A-10-16653 Parcel ID: 18-051-03-014**

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### **Commission District: 2 Super District: 6**

**Applicant:** Matt Strickland And Lyndsey Darrow  
1961 Westminster Way  
Atlanta, GEORGIA 30307

**Owner:** Matthew Strickland; Lyndsey Darrow

**Project Name:** 1961 Westminster Way

**Zoning:** R-75 (S-Fam Res. Min Lot 10000 Sq.Ft);

**Location** The property is located on the south side of Westminster Way, about 727.5 feet north of Edinburgh Terrace.

**Request:** **Variance request from Section 27-189 of the DeKalb County Zoning Ordinance to increase lot coverage from thirty-five (35%) percent to forty-one point four (41.4%) percent (existing lot coverage is 39%) to construct improvements to solve drainage problems, relating to the R-75 zoning district.**

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## **NEW HEARING ITEMS**

**N-4 Application No: A-10-16655 Parcel ID: 18-238-08-041**

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### **Commission District: 2 Super District: 6**

**Applicant:** Leslie O'Connor  
1427 Cartecay Drive  
Atlanta, GEORGIA 30319

**Owner:** Leslie Oconnor

**Project Name:** 1427 Cartecay Drive

**Zoning:** R-75 (S-Fam Res. Min Lot 10000 Sq.Ft);

**Location** The property is located on the south side of Cartecay Drive, 300 feet west of Oostanaula Drive.

**Request:** **Variance request from Section 27-189 of the DeKalb County Zoning Ordinance to increase lot coverage from thirty-five (35%) percent to forty-eight point six (48.6%) to construct a swimming pool, relating to the R-75 zoning district.**

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## **NEW HEARING ITEMS**

**N-5 Application No: A-10-16656 Parcel ID: 18-206-08-025**

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### **Commission District: 2 Super District: 6**

**Applicant:** Robert Todd  
2109 Heritage Drive  
Atlanta, GEORGIA 30345

**Owner:** Robert Todd

**Project Name:** 2109 Heritage Drive

**Zoning:** R-100 (S-Fam Res. Min Lot 15000 Sq.Ft);

**Location** The property is located on the east side of Heritage Drive, about 115 feet south of Flemington Road.

**Request:** **Variance request from Section 27-146(e) of the DeKalb County Zoning Ordinance to reduce the rear yard setback from forty (40) feet to twenty-five (25) feet to construct a screened-in porch, relating to the R-100 zoning district.**

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## **NEW HEARING ITEMS**

**N-6 Application No: A-10-16657 Parcel ID: 18-052-12-025, 18-052-17-004**

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### **Commission District: 2 Super District: 6**

**Applicant:** Adrian Jackson  
Emory University 401 Administration Building  
Atlanta, GEORGIA 30322

**Owner:** Emory University

**Project Name:** 1760 And 1767 Haygood Drive

**Zoning:** R-75 (S-Fam Res. Min Lot 10000 Sq.Ft);

**Location** The property is located on the north side of Haygood Drive, about 547 feet east of Clifton Road and on the south side of Haygood Road, about 101 feet west of Ridgewood Drive.

**Request:** **Variance request from Section 27-491(c.1.a) of the DeKalb County Zoning Ordinance to reduce the front yard setbacks from fifty (50) feet to zero (0) feet to construct a pedestrian bridge across Haygood Road, relating to the O-I zoning district.**

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## **NEW HEARING ITEMS**

**N-7 Application No: A-10-16658 Parcel ID: 15-220-05-001, 15-220-05-035**

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### **Commission District: 4 Super District: 7**

**Applicant:** Thomas Johnson  
7000 Central Parkway Suite 1150  
Sandy Springs, GEORGIA 30328

**Owner:** Harold Johnson Sr; Barbara Johnson; Thomas Johnson; Robert Johnson; Harold Johnson; Thomas Johnson; Robert Johnson

**Project Name:** 3858 & 3874 Covington Hwy

**Zoning:** C-1 (Local Commercial District); CZ (Conditional Zoning);

**Location** The property is located on the north side of Covington Highway between Canal Street to the west and Redan Road to the east.

**Request:** **Variance request from Section 27-582 of the DeKalb County Zoning Ordinance to eliminate a portion of the fifty (50) foot transitional buffer in the northwest portion of the site and approve a substitute landscape plan, to construct a RaceTrac Fuel Center and Convenience Store, relating to the C-1 zoning district (pursuant to CZ-10-16441).**

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## **NEW HEARING ITEMS**

**N-8 Application No: A-10-16660 Parcel ID: 18-210-09-022**

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**Applicant:** Yoo-Kyung Bae  
3100 Medlock Bridge Road Building 500  
Norcross, GEORGIA 30071

**Owner:** 3000 Langford Road Llc

**Project Name:** 2274 Northlake Parkway

**Zoning:**

**Location** The property is located on the west side of Northlake Center Drive, about 217 feet north of Northlake Parkway.

**Request:** **Variance request from Section 27-730.2.17 (c) of the DeKalb County Zoning Ordinance to allow synthetic stucco as a building material for a new hotel, relating to the Northlake Overlay District and the C-1 zoning district (pursuant to CZ-98092).**

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## **NEW HEARING ITEMS**

**N-9 Application No: A-10-16663 Parcel ID: 18-314-01-019, 18-314-01-020, 18-314-01-021**

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**Applicant:** Juan Wei  
6255 Barfield Road Suite 140  
Atlanta, GEORGIA 30328

**Owner:** Hr Northeast Partners Llc; Ggg Enterprises Inc

**Project Name:** 4295-4315 Northeast Expressway

**Zoning:** M (Light Industrial);

**Location** The property is located on the south side of the Northeast Expressway access road, about 369 feet east of Northcrest Road.

**Request:** **Variance requests from the DeKalb County Zoning Ordinance, to:**  
**(1) Reduce the front yard setback from seventy-five (75) feet to fifty-nine (59) feet for Unit 1 and to forty-two (42) feet for Unit 2 (Section 27-621.c.1.a);**  
**(2) Reduce the interior side yard setback from twenty (20) feet to six inches (6") between the two buildings (Section 27-621.c.1.b); and**  
**(3) Increase the maximum lot coverage from eighty (80%) percent to 94.5% for Unit 1 and to 98.5% for Unit 2, to allow the parcel to be divided to permit the existing buildings to be located on two separate lots, relating to the M zoning district.**

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## **NEW HEARING ITEMS**

**N-10    Application No: A-10-16664    Parcel ID: 18-200-19-001**

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**Applicant:** Kendall Terwillinger  
1230 Brookhaven Hideaway Court  
Atlanta, GEORGIA 30326

**Owner:** Todd Terwilliger; Kendall Terwilliger

**Project Name:** 1230 Brookhaven Hideaway Court

**Zoning:** R-60 (S-Fam Res. Min Lot 8000 Sq.Ft);

**Location** The property is located at the northwest corner of Brookhaven Hideaway Court and Standard Drive

**Request:** **Variance requests from Section 27-206 and 209 of the DeKalb County Zoning Ordinance to:**  
**(1) Reduce the rear yard setback from thirty (30) feet to fifteen (15) feet;**  
**(2) Reduce the front yard setback from five (5) feet to four point four (4.4) feet;**  
**and**  
**(3) Exceed the thirty-five (35%) percent maximum lot coverage to fifty-five (55%) percent, to build a covered, screen porch over an existing deck and bring the property into compliance with the Zoning Ordinance, relating to the R-60 zoning district (pursuant to CZ-00112).**

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